

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04B-62484
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 908 S. Carroll Road, Villa Rica, GA 30180-6709	PDN Number:

**THIS AMENDMENT** is made and entered into between Five Points Realty, LLC

whose address is: 155 South Cashua Drive, Florence, SC 29501-4001

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to restate Paragraph 1.03A and adjust the lease commission in Paragraph 1.04.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended to start rent, effective January 14, 2014 as follows: Paragraph 1.03 A " Rent and Other Consideration (AUG 2011)" is re-stated as follows:

	01-14-14/01-13-24	01-14-24/01-13-29
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$149,477.45	\$168,030.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 37,301.83	\$0
OPERATING COSTS <sup>3</sup>	\$ 53,070.00	\$ 53,070.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ -	\$-
PARKING <sup>5</sup>	\$ 0	\$ 0
<b>TOTAL ANNUAL RENT</b>	<b>\$239,849.28</b>	<b>\$221,100.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$ 27.12 per RSF multiplied by 8,844 RSF

(Non Firm Term) \$25.00 per RSF multiplied by 8,844 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$307,025.71 is amortized at a rate of 4 percent per annum over 10 years.

<sup>3</sup>Operating Costs rent calculation: \$6.000678 per RSF multiplied by 8,844 RSF. Operating rent is inclusive of CPI adjustment through 2030. Annual adjustment will be made.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$- are amortized at a rate of - percent per annum over - years

<sup>5</sup>Parking costs are zero.

Continued on page 2 of 2

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the

**FOR THE LESSOR:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Principle Member  
 Entity Name: Five Points Realty, LLC  
 Date: 3/20/14

**FOR THE**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 GSA, Public Buildings Service,  
 Date: 4/2/2014

**WITNESSED**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 3/20/14

Paragraph 1.04 is deleted in its entirety and replaced as follows:

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)**

A. **Studley, Inc** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Studley, Inc with the remaining [REDACTED] which is the "commission credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 2 Rental Payment \$ 19,987.44 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st full Month's Rent.

Month 3 Rental Payment \$ 19,987.44 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 2nd full Month's Rent.

Month 4 Rental Payment \$ 19,987.44 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 3rd full Month's Rent.

Month 5 Rental Payment \$ 19,987.44 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 4th full Month's Rent.

Month 6 Rental Payment \$ 19,987.44 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 5th full Month's Rent.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, their terms and conditions of this Agreement shall control and govern.

//////////////////////////////////// End of SLA 4////////////////////////////////////

INITIALS: ML & CT  
LESSOR GOVT